



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 13310-00000-00640

Date Received: 4 SEP. 2013

Commission/Civic: S. LINDEN A.C.

Existing Zoning: C-4 Application Accepted by: ✓

Comments: 11/19/13

Fee: \$1900-

PAID
SEP 04 2013

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

BUILDING & ZONING SERVICES

Indicate what the proposal is and list applicable code sections.

CHANGE OF USE FROM A FUNERAL HOME TO A MOSQUE-HOUSE
OF PRAYER. PER ZONING CODE 3312.49 WE GO FROM 1:150 SF TO
1:30 SF OF SANCTUARY. JUST THE PRAYER ROOM REQUIRES 26 SPACES.

LOCATION 783/30 = 26.1 SPACES. WE CAN ONLY ACCOMMODATE 19 SPACES.
1867/30 = 63

1. Certified Address Number and Street Name 1173 E HUDSON STREET

City COLUMBUS State OH Zip 43211

Parcel Number (only one required) 010074817

APPLICANT: (IF DIFFERENT FROM OWNER)

Name ANDREW M. VOGEL, AIA

Address 6745 MERWIN PLACE City/State COLUMBUS Zip OH 43235

Phone # 614 517-7344 Fax # _____ Email avogel1967@yahoo.com

PROPERTY OWNER(S):

Name UMMAT RASSUL MOSQUE

Address 1173 E HUDSON ST. City/State COLUMBUS, OH Zip 43211

Phone # 614 372-5399 Fax # SAME Email ummatrassul@yahoo.com

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Andrew Vogel

PROPERTY OWNER SIGNATURE Mamadou

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.



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AFFIDAVIT

13310-00640
1173 E. Hudson St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME ANDREW M. VOGEL, AIA
of (1) MAILING ADDRESS 6745 MERWIN PLACE, COLUMBUS, OH 43235
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) UMMAT IZASSUL MOSQUE
1173 E HUDSON ST
COLUMBUS, OH 43211

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

ANDREW M. VOGEL, AIA
6745 MERWIN PL. COLS OH 43235

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) SOUTH LINDEN AREA COMM.
1378 EAST 23rd
COLS OH 43211: GEORGE WALKER JR.

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 31 day of AUGUST, in the year 2013

SIGNATURE OF _____ PUBLIC

(8)

My Commission Expires _____



DONALD E. KING JR.
Notary Public, State of Ohio
My Comm. Expires July 25, 2016

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Danny Holschuh
25 Private Drive 10461
Proctorville, OH 45669

Central Congregation of Jehovah's Witnesses
1190 Hudson Street
Columbus, OH 43211

Hinton & Josephine Williams
2336 N. Hamilton Road
Columbus, OH 43211

Adale G. Saxon
2325 Gerbert Road
Columbus, OH 43211

Willie L Chisolm
2332 N. Hamilton Road
Columbus, OH 43211

Vanessa Harris
Citi Mortgage Inc.
95 Methodist Hill Dr.
Rochester, NY 14623

Vonetha L. Simmons
GMAC Mortgage
DFW 4-2 - 1 First American Way
Westlake, TX 76262

Roderick Wilson
10303 N Greenview Dr
Mequon, Wisconsin

KJB Homes LLC
PO Box 1857
Westerville, OH 43086

Mickey Mondock
14800 Grapeland Avenue
Cleveland, OH 44111

Williams & Henley Co
941-D Robinwood Ave
Columbus, OH 43213

Old Time Religion Hall
c/o Harry L. Archer
10916 Cook Yankeetown Road
Mount Sterling, OH 43143

VONETHA SIMMONS
2333 N. HAMILTON
COLUMBUS, OH 43211

VANESSA HARRIS
2331 N. GERBERT RD.
COLUMBUS, OH 43211

13310-00640
1173 E. Hudson St.



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00640
1173 E. Hudson St.

One Stop Shop Zoning Report Date: Mon Sep 16 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1173 E HUDSON ST COLUMBUS, OH

Mailing Address: 1173 E HUDSON ST

COLUMBUS OH 43211

Owner: UMMAT-RASSUL

Parcel Number: 010074817

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: South Linden Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

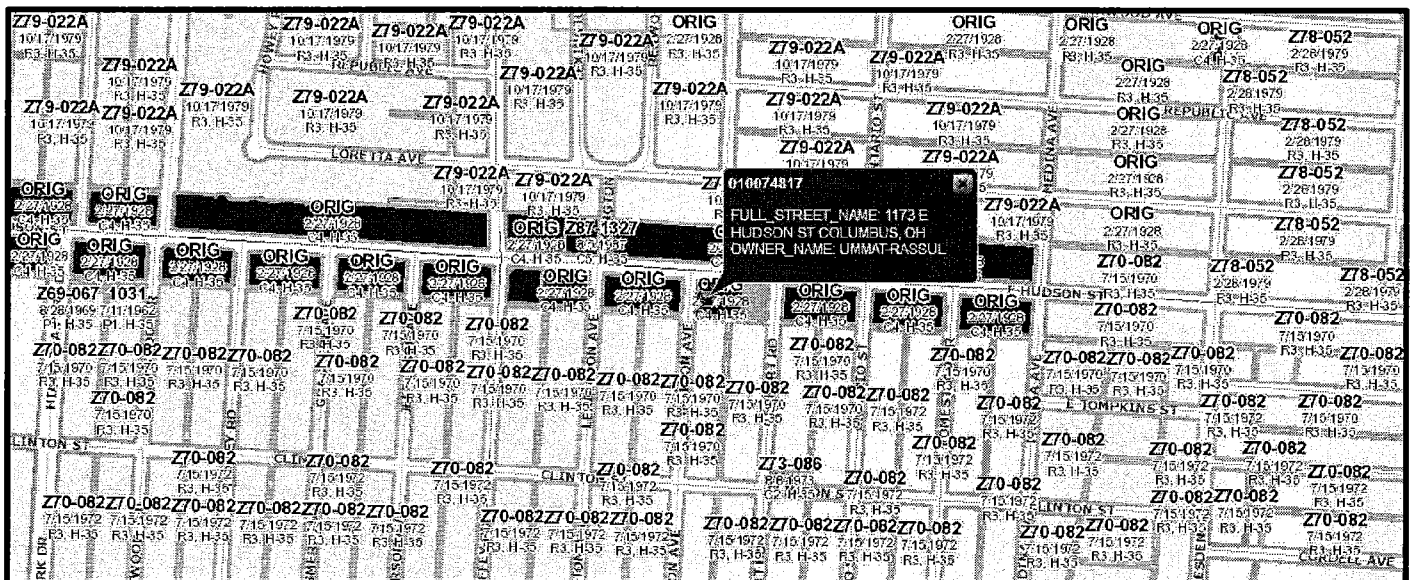
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A



Ummat Rassul Mosque

1173 E. Hudson St
Columbus, OH, 43211
Tel (614) 372-5399
Fax (614) 372-5399
Email: ummatrassul@yahoo.com

August 27th, 2013

James F. Freise
City of Columbus
Department of Building and Zoning Services
Public Hearing Section
757 Carolyn Avenue
Columbus, OH 43224

Dear Sir,

Re: Parking Variance

This letter is in reference to the Parking Variance for Ummat Rassul mosque located at 1173 E. Hudson St, Columbus, Ohio. The administration of the mosque hereby affirms that:

- The congregation of the mosque consists of an average of 75 members.
- The highest number of worshippers attends the Friday prayer which typically starts at 1pm and ends around 1:30pm.
- Most of the attendees reside within walking distance from the mosque and therefore, do not need a ride.
- A significant number of attendees also either car-pool or use public transportation to save money on gas.
- A couple of members of the congregation own businesses nearby, and have agreed to provide extra parking space if needed.

I appreciate the work your department has been doing to help the mosque obtain required permits and comply with all Columbus City building requirements. We will ensure that we are fully compliant. If you have any questions regarding this issue in particular or anything in general, please do not hesitate to call me at (614) 556-0342 for clarification.

Sincerely yours,

Mamadou Bah

Mamadou T. Bah
President of the Religious Council

13310-00640
1173 E. Hudson St.

PROJECT: MASUD UMAMAT RASSUL
 PROPERTY OWNER: UMAMAT RASSUL
 3441 WESTPOINTE DRIVE
 COLUMBUS, OHIO 43232
 ARCHITECT: ANDREW M. VOGEL, AIA, LEED AP
 CERTIFIED ADDRESS: 1170 E HUDSON STREET, GRASHWIRE GARDENS LOTS
 50-51, COLUMBUS OH 43224
 SITE NOTE:
 PARCEL TID. NO. 010-074817-00
 PARCEL TID. NO. 0224-000000-0000
 EXISTING ZONING: COMMERCIAL
 FEMA FLOOD PLAN MAP: NON PRINTED PANEL

McSteen & Associates

ENGINEERS & SURVEYORS

Phone (800) 250-3451

www.McSteen.com

Fax (800) 897-9722

This survey is a mortgage location survey prepared in accordance with chapter 44733-38, Ohio administrative code and is not a boundary survey pursuant to chapter 4733-37, Ohio administrative code. A mortgage location survey does not locate or determine boundary lines and is intended for lending and underwriting purposes only. Any other use of this survey is unauthorized and the user assumes all risk. Liability for this survey is limited to fees charged in its preparation.

Prepared For: CHASE TITLE SERVICES
JPMORGAN CHASE BANK

Present Owner: J. MARTIN SMITH MORTUARY SERVICES, LLC

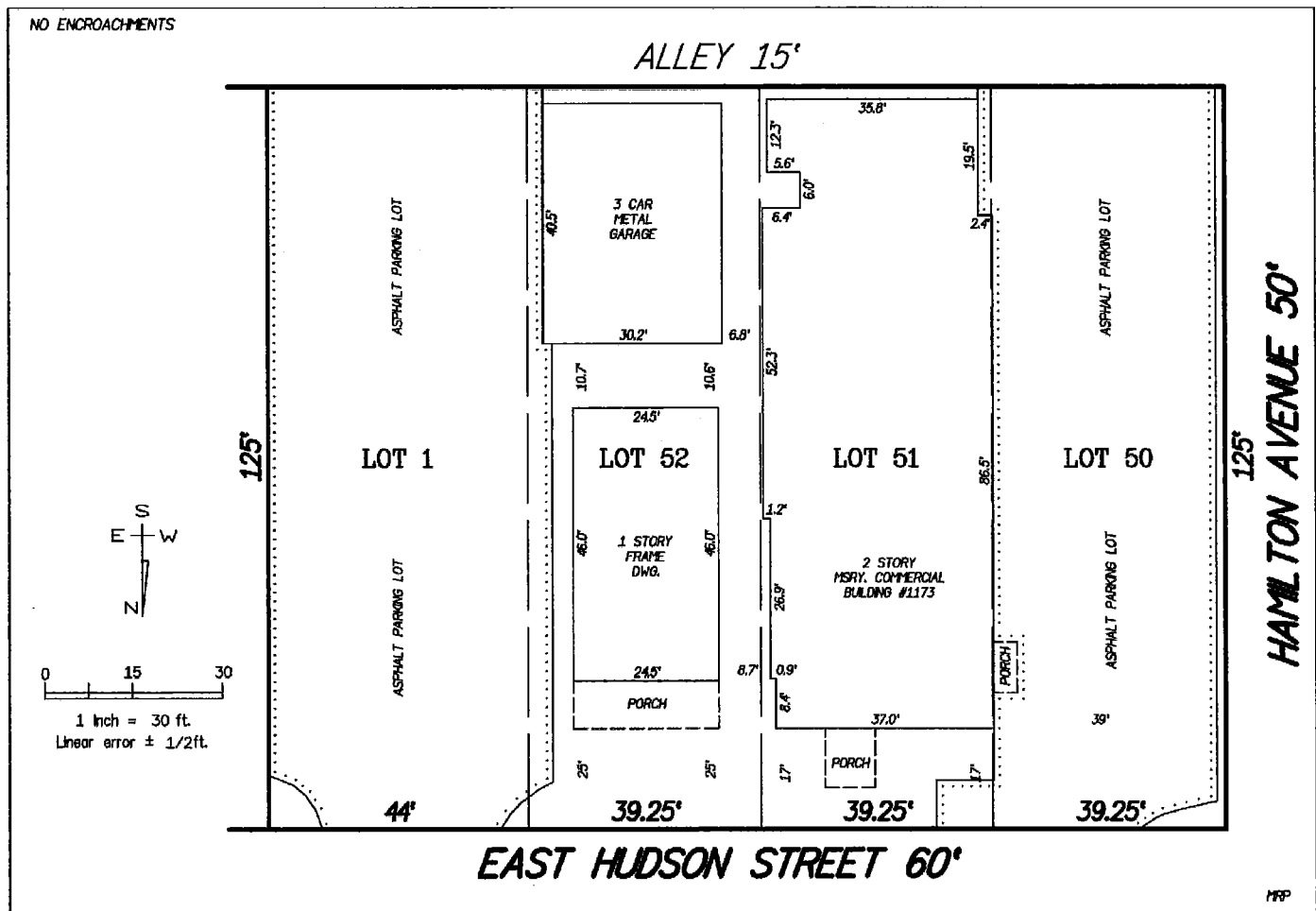
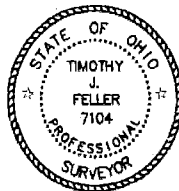
New Owner: UMMAT-RASSUL

Occupied By: Present owner

Work: None Observed

Street Improvements: None Apparent

Title Co. File #: 12-0003



Real Estate / GIS Department



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010074817

Zoning Number: 1173

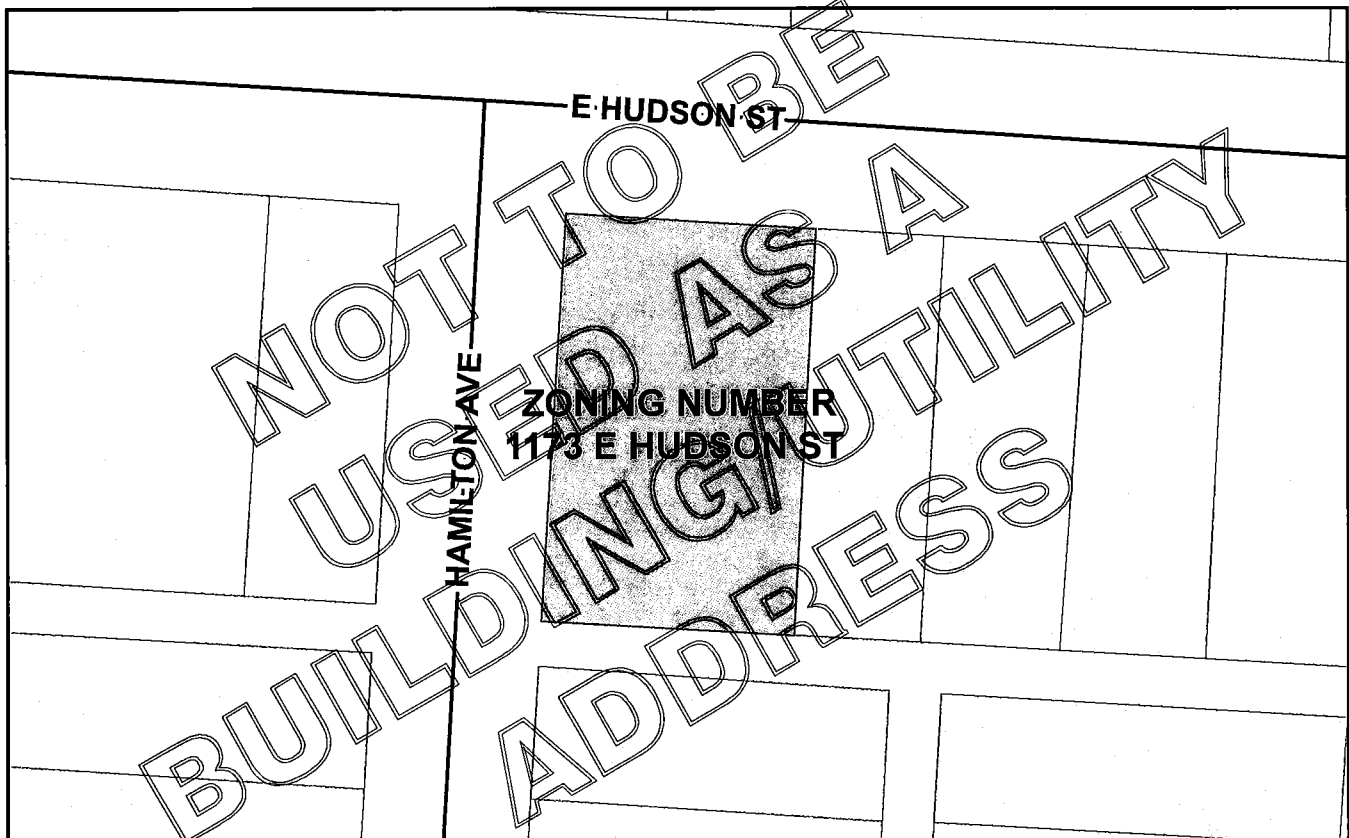
Street Name: E HUDSON ST

Lot Number: N/A

Subdivision: N/A

Requested By: ANDY VOGEL ARCHITECT FOR UMMAT-RASSUL

Issued By: James P. Reagan Date: 8/30/2013



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 0 feet

GIS FILE NUMBER: 14135

UNCLE MAX GAS & FOOD

1221 E. Hudson St, Columbus, OH 43211
(614) 447-9709

9/8/2013

James F. Freise
City of Columbus
Department of Building and Zoning Services
Public Hearing Section
757 Carolyn Avenue
Columbus, OH 43224

Dear Sir,

My name is A. Wali, owner of Uncle Max Gas & Food, located at 1221 E. Hudson St, Columbus, OH 43211. I am writing to inform you that I am a member of the Ummat Rassul mosque congregation. I have informed the administrator of the mosque that my business has additional parking space, and is always available for the mosque's use if needed even during my normal business hours.

If you have any questions regarding this matter, please do not hesitate to call me at (614) 447-9709.

Sincerely yours,

Adnan A Wali

A. Wali
UNCLE MAX GAS & FOOD

13310-00640
1173 E. Hudson St.

PEPPER RESTAURANT

1125 E. Hudson St, Columbus, OH 43211
(614) 268-6699

9/8/2013

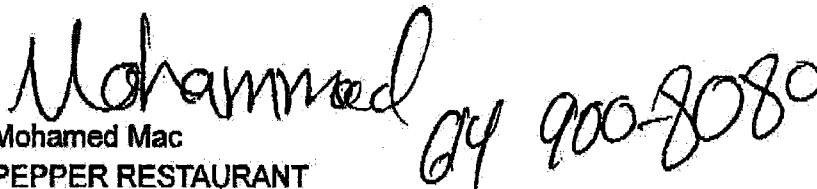
James F. Freise
City of Columbus
Department of Building and Zoning Services
Public Hearing Section
757 Carolyn Avenue
Columbus, OH 43224

Dear Sir,

My name is Mohamed Mac, owner of Pepper Restaurant, located at 1125 E. Hudson St, Columbus, OH 43211. I am writing to inform you that I am a member of the Ummat Rassul mosque congregation. I have informed the administrator of the mosque that my business has additional parking space, and is always available for the mosque's use if needed even during my normal business hours.

If you have any questions regarding this matter, please do not hesitate to call me at (614) 268-6699.

Sincerely yours,


Mohamed Mac
PEPPER RESTAURANT

13310-00640
1173 E. Hudson St.





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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

13310-00640

STATE OF OHIO
COUNTY OF FRANKLIN

1173 E. Hudson St.

Being first duly cautioned and sworn (NAME) ANDREW M VOGEL, AIA
of (COMPLETE ADDRESS) 6745 MERWIN PLACE COLUMBUS, OH 43235
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

SIGNATURE OF AFFIANT

Andrew M Vogel

Subscribed to me in my presence and before me this 31 day of AUGUST, in the year 2013

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

July 25, 2016



DONALD E. KING JR.
Notary Public, State of Ohio
My Comm. Expires July 25, 2016

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